



**24 Mill Close, Great Bookham, Surrey,  
KT23 3JX**

**£1,299,950 Freehold**

#### Directions

From our office in Great Bookham proceed to the bottom of the high street proceeding straight over the crossroads which becomes Church Road. Take the 3rd turning on your right hand side into Mill Close and number 24 can be found towards the end of the cul de sac on your right hand side.

#### Local Authority

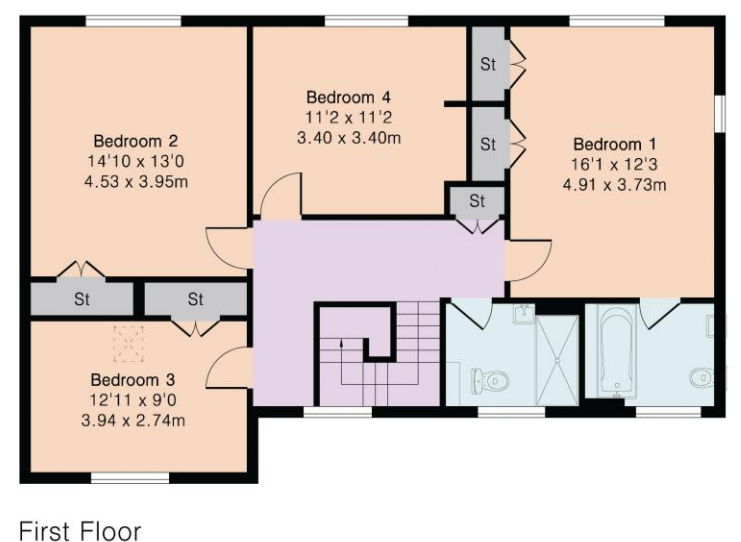
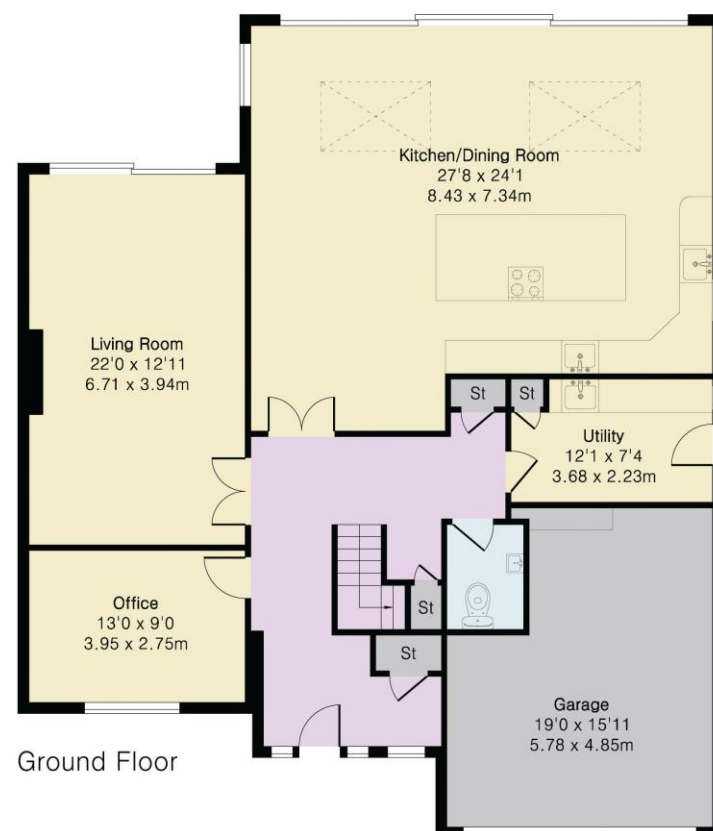
Mole Valley District Council Tel: 01306 885001  
Council Tax Band: G



#### Approximate Gross Internal Area 2650 sq ft - 247 sq m

Ground Floor Area 1675 sq ft – 156 sq m

First Floor Area 975 sq ft – 91 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



**24 Mill Close, Great Bookham, Surrey KT23 3JX**

A superbly appointed 4 bedroom detached home offering an excellent size rear garden and situated in a highly desirable cul de sac location within easy reach of the village centre, Bookham common and the station.

**THE PROPERTY**

Originally constructed in 1972 this popular style of residence has undergone an extensive programme of modernisation and redecoration enabling the property to now benefit from spacious accommodation as well as a light, bright and contemporary feel. On the ground floor this consists of a cloakroom, generous size lounge with central feature fireplace and sliding patio doors to rear, separate study / family room with the heart of the home to be found in the open plan kitchen / dining / family area, the former offering an excellent range of matching eye and base level units together with ample granite work surfaces, a central island unit and sliding patio doors onto the delightful rear garden, and separate utility. To the first floor there are 4 bedrooms, master with en-suite bathroom in addition to the family shower room. The property itself is approached via a tarmacadam driveway giving a good amount of off street parking which in turn leads to an attached double garage. A particular feature of this lovely family home is the superb rear garden providing a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 80ft x 52ft (24m x 15m).



**SITUATION**

The property is located in a highly sought after cul de sac approximately ¼ of a mile from Bookham Village centre which offers an excellent range of local shops to include 2 small supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. Great Bookham station is just under ½ a mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach is Great Bookham Common which provides some delightful walks. There are also excellent schools in the area both in the state and private sector including the well renowned Howard of Effingham Secondary School.

